

Air Conditioners/Heat Pumps

General Considerations

Utilities and related mechanical and electrical equipment such as air conditioners, heat pumps, condensers, meters, etc. shall be located so as to minimize their visual and acoustical impact on neighboring properties.

Generally, no application is required for the replacement of existing approved equipment of a similar size and appearance in the currently approved location.

The installation of air conditioners/heat pumps in **attached and multi-family housing** shall be in accordance with the approved project standards established by the builder.

Specific Guidelines

- The size and appearance of the proposed air conditioner/heat pump unit must be appropriate for its residential setting.
- Through-the-wall and window mounted units are prohibited in **attached and multi-family housing units**. They are also prohibited on the front of any house.
- Where allowed, through-the-wall units should be painted the same color as the wall.
- Any air conditioner/heat pump in a highly visible location may require landscape screening or an architectural screen.
- Extensions of condensation pipes which are above ground and visible may not exceed 3 feet. Extensions used for additional drainage purposes must be buried underground.
- Water flow from condensation pipes must not adversely affect drainage onto neighboring properties.

Submission Requirements

- A copy of the existing property plat showing the house, significant vegetation, property lines, and the location of the proposed air conditioner/heat pump.
- Photographs showing the existing house and property.
- Catalogue photographs or manufacturer's "cut sheets" of the unit including its dimensions and color.
- Through-the-wall or window-mounted air conditioners require elevation drawings or photos showing the existing house and the proposed unit.
- If screening is proposed, include drawings indicating dimensions, details, materials, and proposed colors.
- Where applicable, provide a planting plan indicating the proposed type and location of existing or proposed vegetation.
- Property plat illustrating the underground pipe installation and end of water flow including distance from the property line.